172.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,000 / 867,000
					USE VALUE:	867,000 / 867,000
					ASSESSED:	867,000 / 867,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GANESAN SARANYADEVI
Owner 2:	SIVASANKARAN SIVAGAMINATHAN
Owner 3:	
Street 1:	145 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOROVILLAS ESTHER/L EST -
Owner 2:	KOROVILAS EVDOXIA -
Street 1:	32 EDGEWATER COMMONS LN
Twn/City:	WESTPORT
St/Prov:	CT Cntry:
Postal:	06880

NARRATIVE DESCRIPTION

This parcel contains 6,281 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1992, having primarily Vinyl Exterior and 1796 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6281.000	441,100		425,900	867,000
Total Card	0.144	441,100		425,900	867,000
Total Parcel	0.144	441,100		425,900	867,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.74 | /Parcel: 482.7

Legal Description

User Acct 113754

GIS Ref

GIS Ref

Insp Date 08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,900	0	6,281.	425,900	866,800	866,800	Year End Roll	12/18/2019
2019	101	FV	287,600	0	6,281.	419,800	707,400	707,400	Year End Roll	1/3/2019
2018	101	FV	287,600	0	6,281.	322,500	610,100	610,100	Year End Roll	12/20/2017
2017	101	FV	287,600	0	6,231.	303,500	591,100	591,100	Year End Roll	1/3/2017
2016	101	FV	287,600	0	6,231.	279,200	566,800	566,800	Year End	1/4/2016
2015	101	FV	280,900	0	6,231.	261,000	541,900	541,900	Year End Roll	12/11/2014
2014	101	FV	280,900	0	6,231.	240,300	521,200	521,200	Year End Roll	12/16/2013
2013	101	FV	280,900	0	6,231.	240,300	521,200	521,200		12/13/2012

!13293!

PRINT

Date	Time
12/11/20	03:16:30

LAST REV

Date	Time
10/28/20	08:54:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13293

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOROVILLAS ESTH	1535-104	1	10/15/2018		930,000	No	No		Also filed 71748-57
KOROVILLAS JOHN	46227-121		10/6/2005	Family	1	No	No		John Korovilas dod 04/05/2018
KOROVILLAS JOHN	1309-104		10/5/2005	Family	1	No	No		
KOROVILLAS JOHN	1108-47		3/10/1993		233,750	No	No		
	1100-162		3/1/1993		233,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	957	Solar Pa	10,000	C				
2/12/2019	182	Insulate	2,732	C				
1/24/2019	105	Insulate	2,732	C				
11/5/2018	1630	Re-Roof	7,295	C				
9/10/1992	427		3,000					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	SQ Returned	JO	Jenny O
8/25/2018	MEAS&NOTICE	HS	Hanne S
1/28/2000	Inspected	276	PATRIOT
12/8/1999	Measured	256	PATRIOT
12/15/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6281		Sq. Ft.	Site		0	70.	0.97	6									425,900						425,900	

Total AC/HA: 0.14419 | Total SF/SM: 6281 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,900 | Spl Credit | Total: 425,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23463249
Const Adj.:	1.14916718
Adj $ / SQ:	191.538
Other Features:	94131
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489544
Depreciation:	48465
Depreciated Total:	441080

COMMENTS

NEW HOUSE AND SUBDIVISION 1992 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

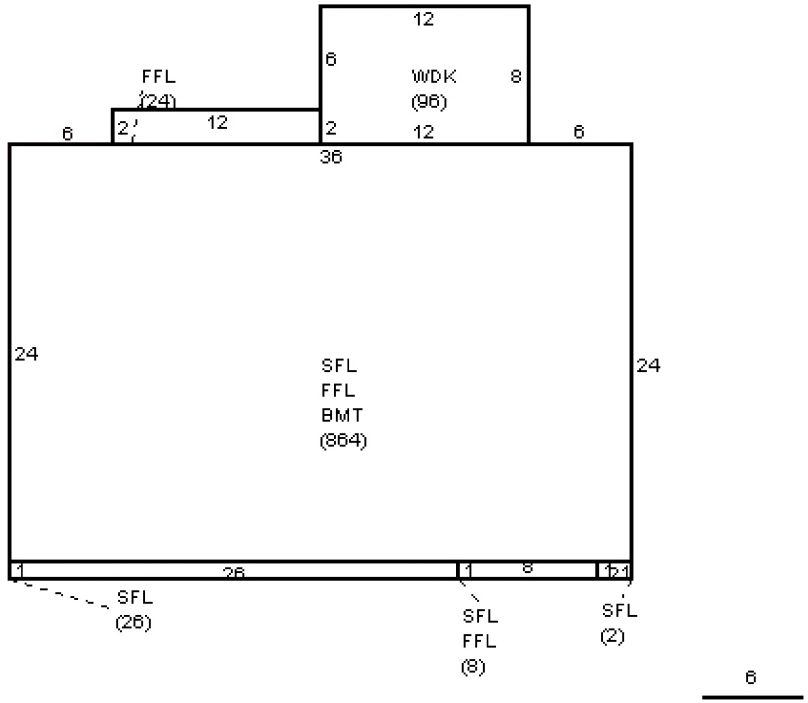
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.54
Special Features:	0	Val/Su Net:	160.05
Final Total:	441100	Val/Su SzAd	245.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	191.540	172,384
FFL	First Floor	896	191.540	171,618
BMT	Basement	864	57.460	49,647
WDK	Deck	96	18.390	1,765

Net Sketched Area:	2,756			Total:	395,414
Size Ad	1796	Gross Are	2756	FinArea	1796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	